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Documents

BRA

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DEVELOPMENT POLICY SOUTH END

Current Projects & Planning Efforts



Current Status

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SOUTH END DEVELOPMENT POLICY

CURRENT PROJECTS AND PLANNING
EFFORTS IN THE SOUTH END

SOUTH END DEVELOPMENT POLICY
WORKING COMMITTEE

BOSTON REDEVELOPMENT AUTHORITY
FEBRUARY 7, 1990

SOUTH END DEVELOPMENT POLICY PLAN
PRELIMINARY REPORT ON CURRENT PROJECTS AND PLANNING EFFORTS
February 7, 1990

The following list is a brief overview of current development projects and planning efforts in the South End for review by the Working Group. This is a preliminary list which will be expanded and updated in the coming weeks based on input from the Working Group in order to determine the most up-to-date status of these projects:

PROJECTS

1. Boston City Hospital Reconstruction

Overview:

The Department of Health and Hospitals proposes to build a 338 bed replacement hospital that will house inpatient facilities, diagnostic and treatment departments, a new emergency department and support areas to be used by both the inpatient and outpatient services. Administrative and other non-inpatient facilities will be accommodated in existing buildings.

Project Completion: February, 1994

Phase I (demolition and relocation of functions): has begun

Phase II (new construction and renovation):
February, 1990 - January, 1994

2. South End Neighborhood Housing Initiative

The Boston Redevelopment Authority has launched the first phase of the South End Neighborhood Housing Initiative (SENHI) program with the goals of creating affordable housing in the South End while respecting the density and design of existing buildings. The SENHI program, the product of a three year community process that involved hundreds of South End residents, will yield 347 units of new housing: 67% of which will be affordable to low- and moderate-income families. This effort represents \$60 million of development activity in the Washington Street Corridor.

o Mark Tyler Condominiums (TDC IV)

Overview: The Tenant Development Corporation (TDC,) a minority South End-based non-profit development group, recently completed this 35-unit mixed-income condominium project on BRA Parcels SE-59-6 and SE-88. The Project includes 23 low- and moderate-income units and 20 off-street parking spaces.

Location: 61-89 East Berkeley Street, 1135-1149 Washington Street.

Project Completion:

TDC completed construction in December, 1989. The low-and moderate-income units are being assigned by lottery to pre-qualified applicants and there are several likely market-rate buyers.

o 1734 Washington Street Lodging House

Overview: The 1734 Washington Street Limited Partnership was formed for the purposes of renovating the historic Lodging House, located at 1734 Washington Street in the South End. This currently vacant and dilapidated five story brick building will consist of 33 units of which 31 will be Single Room Occupancy (SRO) units for homeless men and women, with kitchen, laundry, dining, and common room facilities for all residents, and two staff units. Two or three units will be handicapped accessible. The ground floor in keeping with the original architectural elements, will house 2,800 square feet of commercial space in two storefronts.

Location: 1734 Washington Street

Project Completion:

Construction has begun, and occupancy is projected for March, 1990.

o Inquilinos Boricuas en Accion (IBA)

Overview: IBA is redeveloping this SENHI site on 64 Tremont Street into 27 units of mixed-income homeownership housing and 3,500 square feet of commercial space, retaining the remnants of the church and incorporating them into a new building that will replicate the original form of the church.

The affordability will be evenly divided among low, moderate-, and market-rate units. There will be 8 one-bedroom units, 14 two-bedroom and 5 three-bedroom units. In addition, 21 parking spaces will be provided.

Location: 640 Tremont Street

Project Completion:

Construction began in the the Fall, 1989, and occupancy is expected by Fall, 1990.

o Langham Court

Overview: Langham Court will consist of 84 units ranging from single room occupancy to three-bedroom units, with various configurations ranging from elevator apartments to townhouses. The project includes 51 below-grade parking spaces. One-third of the units will be affordable to low-income households and another third to moderate-income households. The project is being developed as a cooperative, an arrangement that will allow every household in the development to participate in its ownership.

Location: Vacant block bordered by Shawmut Avenue, West Springfield Street, and Worcester Streets in the South End.

Project Completion:

Construction start is projected for February, 1990, and occupancy in the Fall of 1991.

o Roxbury Corners

Overview: Roxbury Corners will be a 54-unit cooperative housing development which will include 22 units affordable to low-income families, and 19 units affordable to moderate-income families. The project includes both new construction and the renovation of existing buildings.

Location: Vacant parcel bordered by Northampton, Washington and Camden Streets; and two partially vacant buildings on the corner of Washington and Northampton Streets.

Project Completion:

Construction start is projected for Spring, 1990, and occupancy is expected in Spring, 1991.

o Parmelee Court

Overview: York Bay has been designated by the BRA to develop 74 units of mixed-income rental housing on two adjacent BRA parcels within the SENHI program including 6000 SF of commercial space. Sixty-seven percent of the units will be offered at affordable rates. The units range from one-to

four-bedroom apartments with some being handicap accessible. Fifty parking spaces will be provided.

Location: R-12A at 1762-1786 Washington Street and R-12B at 91-113 Northampton Street in the South End.

Project Completion:

Construction start is projected for Spring, 1990 and occupancy for Winter, 1991.

o Old Boston Restorations

Overview: Old Boston Restorations has been designated to develop 18 rental units on BRA Parcel R-11-C, of which 12 will be affordable to either Section 8 Certificate holders or moderate-income families. Old Boston Restorations will also construct 22 market rate units on an adjacent parcel. All 40 of the units will be two-bedroom. The development will also include 38 parking spaces underground.

Location: 6-14 East Concord Street (BRA Parcel R-11-C,) 16-24 East Concord Street (adjacent parcel).

Project Completion:

Construction is expected to begin during the Spring of 1990, and occupancy is projected for Winter 1990.

3. Waterford Place

Overview: The Chinese Consolidated Benevolent Association have broken ground on a 40-unit affordable housing development at 180-192 Shawmut Avenue. The projects include 34 at-grade, off-street, covered parking spaces.

Project Completion:

Under construction; occupancy is projected for Spring, 1991.

4. Castle Square Renovation

Overview: Ownership of Castle Square will change from Ronald Druker to the Winn Company. The Castle Square Tenant Organization (CSTO) will be a partner in the General Partnership; the Partnership Agreement stipulates a structure and timetable for eventual full ownership by the CSTO. As part of the BRA approval of this change of ownership, the Authority is negotiating a \$16

million renovation program which will include \$14 million from H.U.D., for building renovation and \$2 million from City Capital Improvements money, for outdoor site and parks improvements.

Druker will retain ownership of the existing parking garage. Discussions are underway to ensure that the A&P Supermarket remains on the site beyond the period of the current lease. Further discussions will also focus on the expansion of the A&P with parking in the new garage. The BRA is currently negotiating with Druker to increase the number of spaces in the garage for Castle Square residents.

Project Completion:

Construction start is projected for Summer, 1990.
Occupancy is planned for Summer, 1992.

5. Washington Court

Overview: The Washington Court Housing project will consist of 104 housing units including 36 units for transitional housing. Across the street will be a 9,600 square foot day care and transitional housing center. This project, previously known as the "Tree of Life Project", is part of the City's second Parcel-to-Parcel linkage program which contributes \$5 million contribution from the Park Square project to the construction of Washington Court and the day care/transitional housing center. The project will provide a place to live for 36 households and home ownership for 16 moderate income households.

Location: The vacant parcels at the corner of Washington, Rutland and Haven Streets.

Project Completion:

Construction start is projected for Fall, 1990;
occupancy is planned for Summer, 1992.

6. Low Cost Housing/Boston Housing Authority

Overview: The Boston Housing Authority (BHA) purchased a number of 19th century brick rowhouse properties from HUD in 1985 via deed-in-lieu of foreclosure at the initiative of the low-Cost tenants. The BHA is working with the tenants of the 73-unit scattered site project in the South End to renovate the units, and to establish a limited equity cooperative, with 66 units to remain affordable.

Location: 544 Mass. Ave., 599 Mass. Ave.
245 Shawmut Ave.
567 Mass Ave.
546 Mass Ave., 21 Concord Sq.
23 Concord Sq., 5 Concord Sq.
159 W. Springfield St.
161 W. Springfield St.
243 Shawmut Ave.
244 Shawmut Ave.
12 Wellington St.
32 Holyoke Street
235 W. Canton Street
157 W. Concord St.

Project Completion:

Construction has begun and completion is projected for December, 1990.

7. The Cathedral Public Housing Development/Boston Housing Authority

Overview: At present, the Cathedral Housing Project consists of 504 units (170 of which are vacant,) located in a 13-story tower surrounded by and connected to four 10-story buildings and seven low-rise buildings. The Boston Housing Authority (BHA) plans a major renovation of this development in order to reduce the total density to 450 units with the net result of accommodating 96 additional families.

To accomplish this renovation, the BHA will:

- o Renovate three of the four 10-story buildings; fewer families will be accommodated in these highrises.
- o Build 9 new townhouses, each containing four- and five- bedrooms to accommodate families.
- o The former Cathedral Station Post Office will be demolished to allow space for two of the townhouses.

Project Completion:

The project was originally scheduled to have been completed by the end of 1989. As of January, 1990, BHA has not started construction.

8. Teradyne

Overview: Teradyne is currently building a three-level 300-space parking garage on former surface- parking lot next to their building. Access to the garage is off Harrison Avenue.

Project Completion:

Currently under construction; completion is scheduled for March, 1990.

9. Suffolk County House of Correction (DCPO)

Overview: DCPO is building a new correctional facility, housing 823 beds, on a site east of the Southeast Expressway ramps bordered by South Bay Avenue, Atkinson Street, Bradston Street and a new street running from Atkinson Street to the Expressway.

Project Completion:

The project is scheduled to open by September, 1991.

10. Immaculate Conception Church (Society of Jesus)

Overview: The Jesuits (the Society of Jesus) plan to develop approximately 130 market rate units in the rectory building and 20 dormitory units for members of the Jesuit community.

Project Completion:

(Plans for the Jesuit dormitory units are currently under review by the BRA.)

PLANNING EFFORTS

1. Trust for Public Land

The BRA has tentatively designated several community garden parcels for the Trust for Public Land (TPL) to be maintained as community open space on a permanent basis. TPL, a non-profit group works with urban groups and government agencies to acquire and preserve open space for the benefit of the community. They plan to work with South End residents and the BRA to establish a community-based land trust that can eventually own, manage and maintain the following parcels as community open space:

| | | |
|---|--|-----------|
| o | 108-138 Worcester Street | 28,849 SF |
| o | 20-22 Clarendon Street 65-71 Warren Avenue | 2,080 SF |
| o | 561 Columbus Avenue | 2,137 SF |
| o | 1561-1565 Washington Street 1 Haven Street | 13,767 SF |
| o | 908-912 Tremont Street 144-156 Lenox Street 119 Kendall Street | 11,946 SF |
| o | 922-946 Tremont Street 100-116 Kendall Street | 12,079 SF |
| o | 106 West Springfield Street | 1,326 SF |
| o | 108 West Springfield Street | 1,600 SF |
| o | 110 West Springfield Street | 1,600 SF |
| o | 112 West Springfield Street | 1,600 SF |
| o | 114 West Springfield Street | 1,600 SF |
| o | 116 West Springfield Street | 1,500 SF |
| o | 75-87 Northampton Street | 9,636 SF |
| o | 29-31 Dartmouth Street | 3,000 SF |

The TPL has already held numerous meetings with residents and plans to create this land trust entity comprising South End residents, in Summer, 1990.

2. Washington Street Reconstruction and Permanent Replacement Service

The MBTA is currently considering options for replacement transit service on Washington Street. The Environmental Notification Form is expected shortly.

3. Washington Street Corridor Study

BRA staff is currently reviewing the recently completed study which includes broad urban design recommendations for the South End section of Washington Street. This study should serve as a basis for discussion for the Working Group.

4. South End Commercial Area Revitalization District (CARD)

Documentation is underway to establish a CARD primarily along East Berkeley Street, including areas in the South Cove, Turnpike Air Rights and South End Parcels including the Franklin Institute Block, "Parcel 8", and Boston Center for the Arts. CARD designation by the Commonwealth would enable cultural and educational institutions as well as non-profit developers to obtain low interest rate loans and make the area eligible for State grants to assist in the construction of public parking facilities.

5. Southwest Corridor Parcels 9 and 10

These publicly owned parcels along the Melnea Cass Boulevard are being considered for development. A formal agreement with the Division of Capital Planning and Operations regarding the disposition and development of Parcels 9 and 10 is being negotiated by the BRA on behalf of the City

6. South End Medical Area Planning Study

University Hospital prepared this study as a reaction to recent public and private initiatives in the area surrounding Boston City Hospital, Boston University Medical Center and University Hospital. Some of these initiatives include the Central Artery reconstruction, the Washington Street Replacement Service and the proposed SETSA development.

The stated goal of this study was to bring area institutions, businesses and residents together to jointly create a vision of the type of future redevelopment that might occur in the South End Medical Area. The recommendations were completed in May, 1989.

7. South End Technology Square Associates (SETSA)

SETSA has proposed new mixed use commercial development on parcels adjacent to University Hospital. The formal BRA Development Review process has not been initiated at this date. The realignment of the Central Artery Expressway will have significant impact on these parcels.

PHASE I includes:

- o 14-story office building with 175,000 square feet.
- o A 242-room hotel and 180-seat restaurant.
- o 16,000 square feet of retail space.
- o A three-level 350 space garage.

PHASE II Includes:

- o Two 175,000 square foot office buildings.
- o A three-level, 400 space garage.
- o A skybridge connecting the proposed project to the Boston University Medical Center.

8. Franklin Institute

Logue Boston and Franklin Institute are considering the relocation of their school to a site outside the South End and the redevelopment of their current South End site at Berkeley and Tremont Streets. At present, Logue Boston is studying several alternative uses including the residential rehabilitation of the existing building, three new residential buildings along Tremont Street and 180 below-grade parking spaces.

9. Boston Center for the Arts Master Plan

The BCA will be undertaking a master plan for their site. An earlier plan, prepared by Graham Gund, Architects in 1988 included proposals for a renovated National Theater, housing/studios, retail and a seven level parking garage.

10. Northeastern University Master Plan

In February, 1990, Northeastern will begin a master planning process in accordance with the BRA's institutional planning policy.

11. Cathedral of the Holy Cross/Archdiocese

At present, the Cathedral of the Holy Cross has several auxiliary buildings which include: the Cathedral Grammar School, the Cathedral High School, the Rectory, St. Helen's Retirement Housing, the Archdiocese administration building and the Centro del Cardenal on Washington Street which serves the Spanish-speaking community. For several years, the Archdiocesan Planning Office has been discussing several planning initiatives which include a new high school or housing on the Rollins-Savoy block, mixed-income housing on Harrison Avenue between Warehouse and East Brookline Streets, clerical housing on Malden Street and Harrison Avenue and a major streetscape re-design closing Union Park Street. These are only tentative initiatives; the Archdiocese has not presented any definitive plans.

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SOUTH END DEVELOPMENT POLICY

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